

Shop to Let Knightswick Shopping Centre, Canvey Island Unit 7 Furtherwick Road

LOCATION:

The Knightswick Centre is located in the heart of Canvey Island and benefits from being adjacent to the town's principle car park which offers some 300 spaces. The scheme is anchored by **Sainsbury's** and **Peacocks**, whilst other national multiples within the scheme include **Costa Coffee**, **M&Co.**, **Shoe Zone** & **Paddy Power**.

These premises are located within the covered section of the centre on the Mall which links the 300 space car park to Furtherwick Road being close to **Costa**, **Peacocks**, **Card Factory**, **Coral** and **Poundland**.

ACCOMODATION:

The premises are arranged on ground floor and offer the following approximate dimensions and net internal floor areas:-

Ground Floor Sales 889 sq. ft. (82.59 sq. m)

LEASE:

The premises are available to let on a new effectively full repairing and insuring lease for a flexible term to be agreed at a rental of **£18,000 per annum exclusive**.

SERVICE CHARGE:

The current annual service charge payable is £4,652.

EPC:

A full EPC is available upon request.



RATES:

The Valuation Office Website indicates that the premises have been assessed for rating purposes as follows:

Rateable Value £9,400

This may result in an entitlement to 100% small business rates relief. Interested parties are advised to make their own enquiries of the local authority.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING:

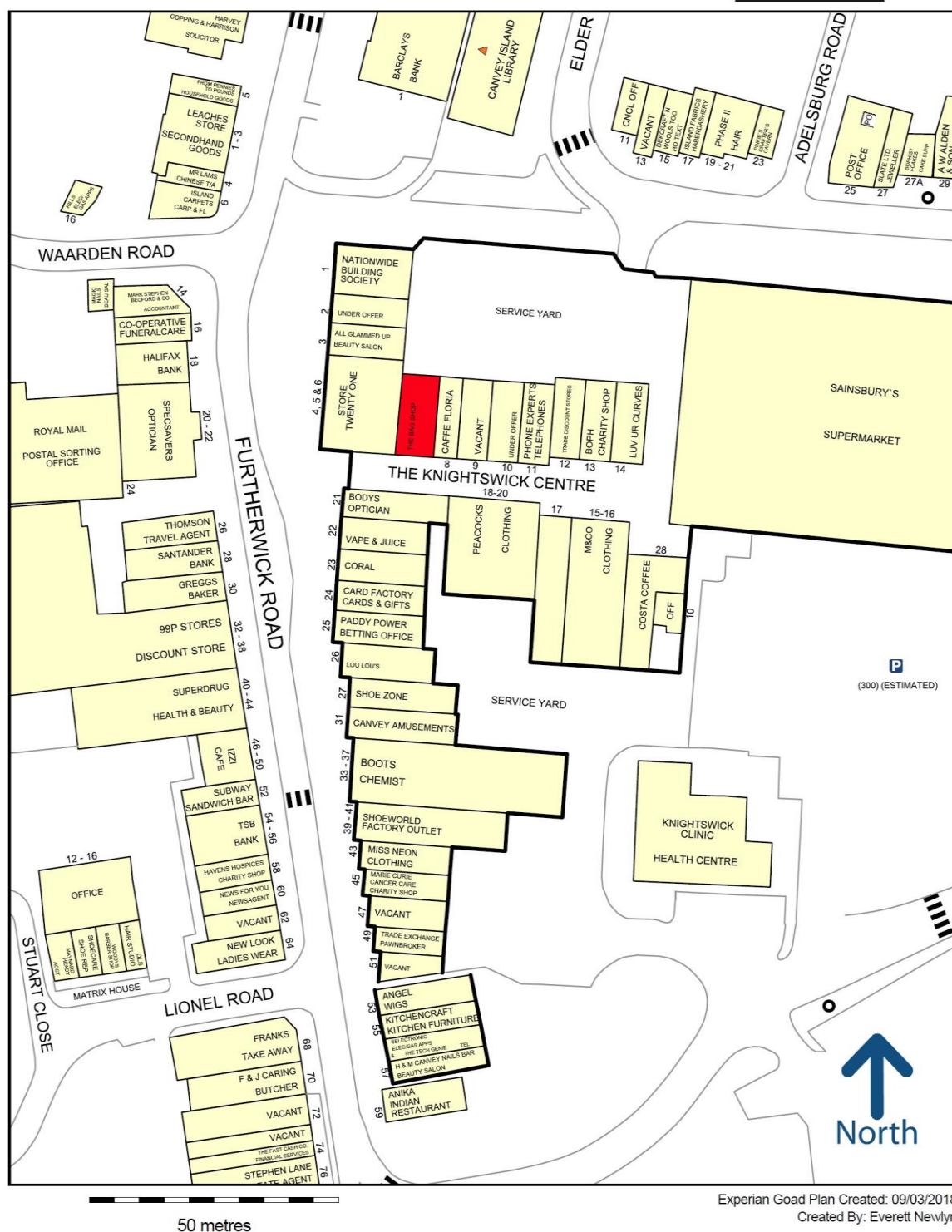
Subject to vacant possession and strictly by appointment through joint agents:

Everett Newlyn contact Paul Everett

pre@everettnewlyn.co.uk

or Green & Partners –

Matt Beardall 020 7659 4836



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